

**MEMORANDUM**  
**MONROE COUNTY PLANNING DEPARTMENT**  
*We strive to be caring, professional and fair*

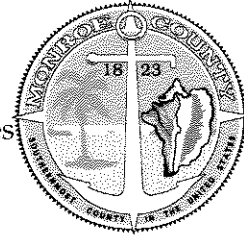
To: Monroe County Planning Commission

Through: Aref Joulani, *AJ*  
Senior Director of Planning & Environmental Resources

From: Heaven Lashley, Planner *HL*

Date: February 26, 2007

RE: *Administrative Appeal by Nathan Krieger on behalf of Arthur Koltunak*  
*Freedom Lane, Big Pine Key, Mile Marker 31*



Meeting Date: March 7, 2007

**I REQUEST:**

**A. Precise Decision Being Appealed:**

The Applicant is appealing a decision of the Director Planning of Planning & Environmental Resources that there is only one (1) lawfully-established dwelling unit on the subject property that is exempt from the Residential Rate of Growth Ordinance (ROGO), as opposed to the three (3) requested by the Applicant.

The Applicant, Nathan Krieger, received a letter from the Director Planning of Planning & Environmental Resources, Aref Joulani, dated October 20, 2006, stating that one (1) dwelling unit would be exempt from the Rate of Growth Ordinance (ROGO). The letter is provided as Attachment A.

**B. Location:**

1. Island & Mile Marker: Big Pine Key, MM 31
2. Address: 80, 90, & 100 Freedom Lane
3. Legal Description: PT E1/2 OF NE1/4, Big Pine Key
4. Real Estate Number: 00111330.000100

**C. Applicant:**

1. Owner: Arthur Koltunak & Gregory Koltunak
2. Agent: Nathan Krieger, Precision Homes of the Florida Keys

**II BACKGROUND INFORMATION:**

A. Size of Site: 14,625 sq ft

B. Land Use District: Urban Residential Mobile Home (URM)

- 1 E. Existing Vegetation / Habitat: Developed  
2 F. Community Character of Immediate Vicinity: Single-Family Residential and  
3 Mobile Home  
4

5 **III REVIEW OF APPLICATION:**

6  
7 ***Prior History***  
8

9 Arthur Koltunak & Gregory Koltunak are the owners of record of the parcel  
10 identified as RE 00111330.000100. This property is legally described as PT E1/2  
11 OF NE1/4, which indicates that this lot has never been platted. According to the  
12 Warranty Deed, the Koltunak's purchased the parcel in 1980. The Monroe County  
13 Property Appraiser's records date back to 1982.  
14

15 According to the Monroe County Property Appraiser's records, the property was  
16 assessed as a vacant residential lot until a building value was first assessed in  
17 2001. The Property Appraiser's records indicate that there are currently three  
18 existing structures on the property with year built dates of 1985, 1998 and 2000  
19 respectively (as a note, this is the year that a mobile home or recreational vehicle  
20 is manufactured, not necessarily the date when it was placed at its current  
21 location).  
22

23 On May 23, 2006, Nathan Krieger of Precision Homes of the Florida Keys applied  
24 for three (3) ROGO exemptions from the Monroe County Planning &  
25 Environmental Resources Department. His request was partially denied on  
26 October 20, 2006, in a letter signed by the Senior Director of Planning and  
27 Environmental Resources, Aref Joulani, which granted only one (1) ROGO  
28 exemption.  
29

30 On November 30, 2006, Nathan Krieger applied for an Administrative Appeal to  
31 the decision made in the October 20, 2006 letter. The application was received by  
32 the Planning & Environmental Resources Department within 30 working days of  
33 the decision.  
34

35 ***Staff Review of Application:***  
36

37 Pursuant to Administrative Interpretation 03-108, a landowner will receive an  
38 exemption from the ROGO allocation system if his property meets the following  
39 test:  
40

- 41 • *Lawfully-established* - A permit or other official approval from the Division of  
42 Growth Management for the units and/or floor area; *and*  
43  
44 • *Counted in ROGO and 2010 Comprehensive Plan* - Proof that the residential units(s)  
45 was in existence and included in the 1990 census. The census was used to  
46 determine the number of existing residential units that is the basis for ROGO.

Staff recognized one (1) permanent dwelling unit based on the criteria of Administrative Interpretation No: 03-108. Based on the review of the records and the evidence submitted by the Applicant, the Planning & Environmental Resources Department was unable to approve the two (2) additional units as lawfully-established.

1. Pursuant to MCC Sec. 9.5-268 and Administrative Interpretation 03-108, three (3) lawful dwelling units would have been in existence on the effective date of the Land Development Regulations (September 15, 1986) or would have received an allocation under the ROGO. A residence, mobile home, or recreational vehicle constructed after 1986 would have to have been permitted in accordance with the Land Development Regulations. No such documentation for two (2) of the three (3) existing units has been located for our review.
2. No building permits were found for buildings one (1) or two (2) therefore they are unlawfully established residential dwelling units without ROGO allocations.

Building Permit 25902, issued on March 22, 1972 was found for the installation of four (4) septic tanks (see Appendix Attachment G: Building Permits, Sewer and Water Permits). The building permit is identified by a metes and bounds legal description which also pertains to all adjacent properties within the same tract as the property in question. Therefore this evidence cannot be used to make a determination as to whether there may have been more than one septic tank on the property in question.

Building Permits 23046, 22271, and 20702 were issued in the years 1970 and 1971 for the installation of septic tanks (see Appendix Attachment G: Building Permits, Sewer and Water Permits). Because this property has been sold without the benefit of a plat at least three (3) adjacent parcels share this same legal description. Staff is unable to determine which parcels contain septic tanks as a result of these permits.

In 1991 Mr. Koltunak received a permit from the State of Florida Department of Health for the replacement of one (1) septic tank (see Appendix Attachment G: Building Permits, Sewer and Water Permits). The site plan submitted with the application shows that there is currently only one (1) septic tank on the property. The applicant submitted a survey by H.L Orbeck Inc plan with this building permit application, dated May 17, 1991. The survey indicates the presence of one (1) mobile home, a concrete slab and a wooden fence.

Building Permit 991-1048 was issued on March 29, 1991 for the installation of one (1) electric meter.

1 Applicant applied for Building Permit 89-1195 in 1985 and later withdrew the  
2 application. The application was for accessory use storage shed, and includes  
3 a site plan indicating one (1) mobile home on the property.  
4

5 Further, following a review of the building permit history, Property  
6 Appraiser records, aerial photography, utility records and other information,  
7 Staff found no substantial evidence that there was ever more than one (1)  
8 dwelling unit on the subject property until 2001 when the Property  
9 Appraiser's records were modified to show three (3) units. Prior to 1986 the  
10 property has no building value per Monroe County Property Appraiser (See  
11 Appendix Attachment C: Property Record Card for Real Estate Number  
12 00111330.000100).  
13

- 14 3. The URM District does not permit multi-family uses and therefore, a multi-  
15 family use has been prohibited from 1986 to present. Prior to 1986 the area  
16 was zoned as Mobile Home Residential District (RU-5), this designation  
17 allowed for either a mobile home or a single family detached residence.  
18

19 Density pursuant to MCC sec. 9.5-262, in the URM District, the residential  
20 density is one dwelling unit per lot. The subject property has been in the  
21 URM District since the current maps were adopted in 1986. Therefore, a  
22 second or third dwelling unit on the subject property would have been  
23 nonconforming to the land development regulations and thereby prohibited  
24 since 1986. According to the Property Appraiser's records, the second unit  
25 was built in 1998 and the third was built in 2000. (Refer to Attachment C,  
26 Property Record Card).  
27

28 In addition, one of the units meets the definition of a recreational vehicle.  
29 Pursuant to 9.5-4 (R-6) Recreational vehicle means a vehicle or portable  
30 structure built on a chassis and designed as a dwelling for travel, recreation  
31 or vacation for tenancies or less than six (6) months; which has a  
32 transportable body width not exceeding eight (8) feet and a length not  
33 exceeding thirty-five (35) feet; and which does not qualify as mobile home.  
34

35 Pursuant to Sec. 9.5-234 uses permitted URM, recreational vehicles are not a  
36 permitted use in the URM District. Therefore, the unit that meets the  
37 definition of a recreational vehicle, identified as Building Number 2 on the  
38 property record card, was built in 2000 not prior to 1986, and was illegally  
39 placed on the property. (Refer to Attachment C, Property Record Card).  
40

- 41 4. Photocopies and digital images of the 1979, 1982, 1989, 1990, 1994, 2000, 2004  
42 and 2006 aerials have been provided (See Appendix Attachment I: Aerial  
43 photographs). In each image only once definite structure can be easily  
44 identified until the year 2000.  
45

46 IV RECOMMENDATIONS:  
47

- 1 A. Based upon Monroe County Code Sec. 9.5-268 and Administrative Interpretation  
2 03-108, Staff requests that the Planning Commission uphold the decision that  
3 only one (1) residential dwelling unit was lawfully-established on the subject  
4 property.

1  
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**Attachment A.**

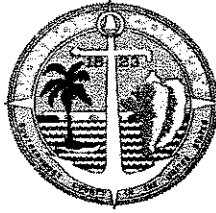
Letter from the Director Planning of Planning & Environmental Resources, Aref Joulani, to the Applicant, Nathan Krieger, dated October 20, 2006.

County of Monroe  
Growth Management Division

**COPY**

Planning Department

2798 Overseas Highway  
Suite #410  
Marathon, FL 33050  
Voice: (305) 289-2500  
FAX: (305) 289-2536



Board of County Commissioners

Mayor Charles McCoy, Dist. 3  
Mayor Pro Tem Dixie Spehar, Dist. 1  
George Neugent, Dist. 2  
Mario Di Gennaro, Dist. 4  
Glenn Patton, Dist. 5

*We strive to be caring, professional and fair*

October 20, 2006

Nathan Krieger  
22972 Overseas Hwy  
Cudjoe Key, FL 33042

RE: PT E1/2 OF NE1/4, Big Pine Key (RE: 00111330.000100)

Mr. Krieger,

You requested a determination as to whether three (3) residential units may be rebuilt and exempt from the Residential Rate of Growth Ordinance (ROGO) on the above-described premises.

A review of the records has determined:

- The property is located in the Urban Residential Mobile Home (URM) Land Use District. Mobile homes are permitted in addition to detached dwellings as a matter of right Monroe County Code (MCC) Sec. 9.5-247(p)(2). In addition, recreational vehicles (RV) are permitted as provided in Florida Statutes, chapter 513.
- The Monroe County Property Appraiser records show that three (3) residential units exist on PT E1/2 OF NE1/4. The years built are indicated as 1998 for building one (1), the year 2000 for building two (2), and the year 1985 for building three (3). As a note, these are the years that the mobile homes were constructed, not necessarily the dates when they were placed at the current location.
- The pre-1986 Land Use District of RU-5 Mobile Home Residential District allowed for mobile homes and prefabricated modular units on individually owned lots. In addition mobile homes were required to be on permanent foundations with wheels, tongues and electrical running gear removed.
- Aerial photography produced by the Real Estate Atlas indicates that there was one (1) structure on the site for 1979, 1984, 1989, 1990 and 1992. There were two (2) structures in 1993 and three (3) structures in 2000 aeriels.
- The Monroe County 1988 mobile home study indicates at least two (2) residential units existed on the property.
- A site visit was conducted by Monroe County Planner, Joseph Haberman, on August 17, 2006. Two (2) mobile homes and one (1) RV were observed on the property.
- The following Building Permits were found for the property:

<i>Permit Number</i>	<i>Date Issued</i>	<i>Description</i>
991-1048	03/29/1999	Install new meter can on pole
911-3391	10/10/1991	Remove old trailer and replace mobile home 14x50
891-1195	Withdrawn	13 X 9 shed (sketch survey with one (1) 50 X 8 mobile)
11874 A	05/29/1984	Replace one (1) mobile home
25902 A	03/22/1972	Four (4) septic tanks. Three 100 amp service
24455	10/22/1971	2-60 amp trailer service
23046	04/22/1971	Septic tank and leaching field
22271	01/20/1971	Septic tank with leaching field
20702	04/23/1970	Septic tank with leaching field

- The Florida Keys Aqueduct Authority records indicate the presence of two (2) meters servicing a modular home with a downstairs unit.
  - State of Florida Department of Health and Rehabilitative Services Permit KR 71-91 for a 14 X 50 two (2) bedroom mobile home.
  - Boundary Survey by H.L. Overbeck, Inc. dated 5/17/91 which displays one (1) mobile home with a shed.
  - The property currently has not received a homestead exemption.
    - Based on the review of the records and the evidence submitted, the Planning Department is able to approve the exemption of one (1) residential unit from the Rate of Growth Ordinance (ROGO). Staff is unable to support two (2) additional exemptions for the following reasons:
1. Pursuant to MCC Sec. 9.5-268, two (2) additional lawfully established dwelling units must have been in existence on the effective date of Rate of Growth Ordinance (ROGO) (1992) or must have received an allocation under the Rate of Growth Ordinance. No such documentation for the second and third units have been located for our review.
  2. Building permits 891-1195 and 911-3391 included supporting documentation on the amount of units on the site. Permit 891-1195 included a sketch site plan with one (1) mobile home and a proposed shed. Building permit 911-3391 included a State of Florida and Department of Health and Rehabilitative Services permit with a sketch approved by Public Health of one (1) two (2) bedroom mobile home.
  3. The URM district does not permit multi-family uses and therefore, a multi-family use has been prohibited from 1986 until present.

Once the existing dwelling units are removed one (1) residential unit may be rebuilt conforming to all current Monroe County Codes without going through ROGO. Pursuant to MCC Sec. 9.5-43 you are entitled to rely upon the representations set forth in this letter as accurate under the regulations currently in effect. Please feel free to contact the Planning Department at (305) 289-2500 if you have any questions.



You may appeal this decision. If you choose to do so, please contact the Planning Commission Coordinator, Ms. Nicole Petrick, at (305) 289-2500 for the necessary forms and information. The appeal must be filed with the County Administrator, 1100 Simonton Street, Gato Building, Key West, FL 33040, within thirty (30) working days from the date of this letter. In addition, please submit a copy of your application to Ms. Petrick, Planning Commission Coordinator, Monroe County Planning Department, 2798 Overseas Hwy, Suite 410, Marathon, FL 33050-2227.

Sincerely,

Heather Beckmann

Heather Beckmann  
Principal Planner

A handwritten signature in black ink, appearing to read 'Aref Joulani', with a large, stylized loop at the end.

Aref Joulani  
Senior Director of Planning & Environmental  
Resources

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**Attachment B.**  
**Administrative Interpretation 03-108**

Monroe County Department of Planning and Environmental Resources  
Administrative Interpretation

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October 22, 2003

TO: **Growth Management Staff**

FROM: **Aref Joulani, Director of Planning  
& Environmental Resources**

**ADMINISTRATIVE INTERPRETATION NO: 03-108**

RE: **Lawfully Established Units and/or Floor Area**

**Issue:**

The County regulations are designed to control the amount and location of both residential and non-residential development. With the difficulty, limitations, and time involved in obtaining ROGO and NROGO allocations, and the moratorium on new transient units more and more property owners are trying to find ways to define and maximize the "as-of-right" redevelopment potential of their properties.

A major problem is the difficulty in finding old records and permits issued before 1986. The record is spotty and complete files may be found for one property and nothing for another, although there may be reasons to believe both properties received some permits.

A consistent method needs to be followed to determine *lawful establishment for the following situations*:

- Is a property entitled to one or more ROGO exemptions for transient or residential units that may be use on site or transferred (TRE)?
- How much floor area on a site is NROGO exempt and may be replaced on site or transferred to another appropriate site?

**Interpretation:**

Sections 9.5-120.4 and 9.5-124.3 states that for development to not be affected by the requirements of obtaining a ROGO or NROGO allocation the residential unit, space or floor area must be *lawfully established*.

A landowner will receive an exemption from the ROGO or NROGO allocation system if his property meets the following test:

- *Lawfully-established* - A permit or other official approval from the Division of Growth Management for the units and/or floor area; and
- *Counted in ROGO and 2010 Comprehensive Plan* - Proof that the residential units(s) or amount of floor area was in existence and included in the April 1990 census. The census was used to determine the number of existing residential units that is the basis for ROGO and NROGO.

If a permit or other Growth Management approval is not available the following may be used to establish that the property was *lawfully-established*:

- Aerial photographs showing existence of the dwelling unit/non-residential structure prior to 1986 – the date the LDRs and Land Use District maps were adopted. The map designation pre-1986 of many properties is different from today's designation and the uses permitted in the district are different. This answers the question of , “If the unit or floor area could have been permitted? ”; *and*
- County property record card showing the existence of the unit or floor area prior to 1986. After 1986 the permit records are considered complete and a permit is required to demonstrate that the unit was lawfully established, the existence of the unit or floor area prior to 1986 is an indication of what the use of the structure was at that time; and
- Utility records for the period 1986-1991 that show the use was being served. ROGO is based on the 1990 census count of dwelling units; to be counted in the census someone had to be living in the unit. All of the years are not required if 1990 is available; and
- The use could have been a permitted use under the pre-1986 zoning of the property. This not only refers to the type of use but also the construction. For example: a residential unit could not have been permitted below flood level after January 1, 1975, therefore a structure built in 1980, below flood level, could not have been lawfully established as a residential unit.
- To help establish non-residential use of a property Occupational Licenses (1986-1991), if available, should also be submitted. The amount of nonresidential floor area that may be allocated is based on the floor area existing in 1990 (239 square feet for each residential unit counted in the census).

Additional information will be required to help establish the number of units for mobile home and/or recreational vehicles (RVs) in parks:

- The number of units in the mobile home surveys taken in the late 1980s and early 1990s may be used as an indication, but it should be recognized that the number on site, at any one point in time, may have varied from the actual number.
- The number of recreation vehicles included on the Health Department Licenses as provided for in F.S., chapter 513 for the year 1996 are the maximum number of RVs that may be on the site. Both mobile homes and RVs require a residential ROGO and prior to adoption of the 2010 Comprehensive Plan could be interchanged. Policy 101.2.6 prohibits new transient residential units, including RV spaces, until December 2006. In a district that allows mobile homes and RV spaces (URM), a mobile home may be permitted without a ROGO allocation if a RV space is removed.
- Demolition permits if mobile homes have been removed.
- Occupational Licenses if available for the years 1990 through 1996.

Note: Living in an abandoned shed does not make it a residential unit and an old mobile home used for storage does not become floor area. If the use could/would not have been permitted, it may not be used as an exemption from ROGO.

There will be cases where the applicant and staff are unable to provide all the information required to determine if the structure is lawfully established and in use in 1990. Other information and “proof” of use may be provided to the Planning Director for consideration.

\*This Administrative Interpretation was prepared with the Planning Commission to provide criteria for determining “lawfully established” and consistency in determination of and awarding of ROGO and NROGO exemptions and approval of TRE and the transfer of non-residential floor area.

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**Attachment C.**  
Property Record Card for Real Estate Number 00111330.000100

Monroe County Property Record Card (149)

Alternate Key: 1139670 Roll Year 2007  
Effective Date: 2/12/2007 12:33:24 PM Run: 02/12/2007 12:33 PM

KOLTUNAK ARTHUR &  
KOLTUNAK GREGORY A  
542 SANDS ROAD  
BIG PINE KEY FL 33043

Parcel 00111330-000100-26-66-29 Nbhd 538  
Alt Key 1139670 Mill Group 100H  
Affordable Housing No PC 0200  
Inspect Date Next Review  
Business Name  
Physical Addr BIG PINE KEY

Associated Names	DBA	Role
Name		Owner
KOLTUNAK ARTHUR &		

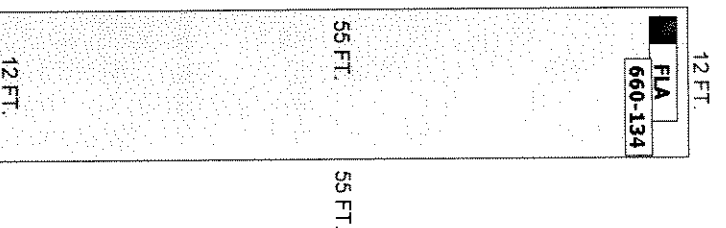
Legal Description  
T66926-27.7 BIG PINE KEY PT E1/2 OF NE1/4 OR450-372-373 OR486-1078E OR736-301 OR823-341/342 OR1274-1440/41(JMH) OR1384-350/51A/G(JMH) OR1434-139/140C(JMH)  
OR1604-2171/AFF(JMH)

Land Data 1.															
Line ID	Use	Front	Depth	Notes	# Units	Type	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Classified Value	Just Value
15261	010D	0	0	Yes	14,625.00	SF		1.00	1.00	1.00	1.00		N		
Total Just Value															

# Monroe County Property Record Card (149)

Alternate Key: 1139670  
 Effective Date: 2/12/2007 12:33:24 PM  
 Roll Year 2007  
 Run: 02/12/2007 12:33 PM

Building Sketch 7479



## Building Characteristics

Building Nbr	1	Building Type	R1	Perimeter	134	Grnd Floor Area	660	Special Arch	0	
Effective Age	3	Condition	G	Depreciation %	0.03	Functional Obs	0.00			
Appraiser ID	040	Quality Grade	350	Year Built	1998	Economic Obs	0.00			
Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.										
Roof Type	2	Roof Cover	2	Heat 1	0	Heat 2	0	Heat Src 1	0	
						Heat Src 2	0	Foundation	4	
								Bedrooms	2	
Extra Features:	2 Fix Bath	0	4 Fix Bath	0	6 Fix Bath	0	Extra Fix	0	Security	0
	3 Fix Bath	0	5 Fix Bath	0	7 Fix Bath	0	Dishwasher	0	Intercom	0
								Fireplaces	0	
								Compactor	0	

## Sections

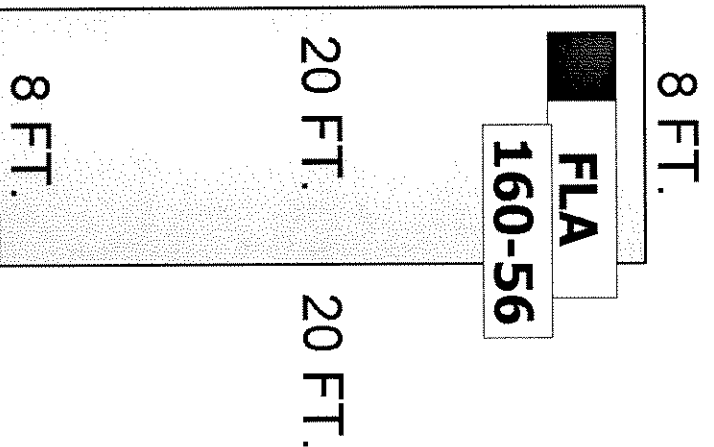
Type	Number	Exterior Wall Type	# Stories	Year Built	Attic	A/C	Basement %	Finished Bsmt %	Area	Sketch ID
FLA	1	8:METAL/ALUM	1	2000	N	Y	0.00	0.00	660	000



# Monroe County Property Record Card (149)

Alternate Key: 1139670  
 Effective Date: 2/12/2007 12:33:24 PM  
 Roll Year 2007  
 Run: 02/12/2007 12:33 PM

Building Sketch 7480



## Building Characteristics

Building Nbr	2	Building Type	R1	Perimeter	56	Grnd Floor Area	160	Special Arch	0
Effective Age	11	Condition	A	Depreciation %	0.14	Functional Obs	0.00		
Appraiser ID	040	Quality Grade	350	Year Built	2000	Economic Obs	0.00		

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type	0	Roof Cover	0	Heat 1	0	Heat 2	0	Heat Src 1	0	Heat Src 2	0	Foundation	0	Bedrooms	0
Extra Features:	2 Fix Bath	0	4 Fix Bath	0	6 Fix Bath	0	Extra Fix	0	Vacuum	0	Security	0	Garbage Disposal	0	
	3 Fix Bath	0	5 Fix Bath	0	7 Fix Bath	0	Dishwasher	0	Intercom	0	Fireplaces	0	Compactor	0	

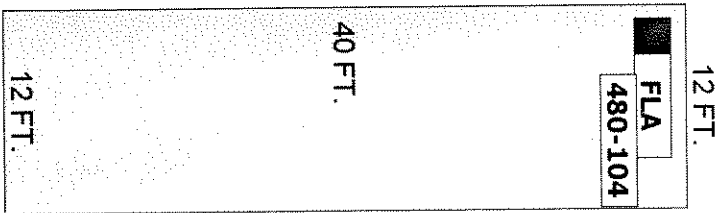
## Sections

Type	Number	Exterior Wall Type	# Stories	Year Built	Attic	A/C	Basement %	Finished Bsmt %	Area	Sketch ID
FLA	1	8:METAL/ALUM	1	2000	N	N	0.00	0.00	160	001

# Monroe County Property Record Card (149)

Alternate Key: 1139670  
 Effective Date: 2/12/2007 12:33:24 PM  
 Roll Year 2007  
 Run: 02/12/2007 12:33 PM

Building Sketch 7481



## Building Characteristics

Building Nbr	3	Building Type	R1	Perimeter	104	Grnd Floor Area	480	Special Arch	0
Effective Age	11	Condition	A	Depreciation %	0.14	Functional Obs	0.00		
Appraiser ID	040	Quality Grade	350	Year Built	1985	Economic Obs	0.00		

Inclusions: R1 includes 1 3-fixture bath and 1 Kitchen.

Roof Type	0	Roof Cover	0	Heat 1	0	Heat 2	0	Heat Src 1	0	Heat Src 2	0	Foundation	0	Bedrooms	0
Extra Features:	2 Fix Bath	0	4 Fix Bath	0	6 Fix Bath	0	Extra Fix	0	Vacuum	0	Security	0	Garbage Disposal	0	
	3 Fix Bath	0	5 Fix Bath	0	7 Fix Bath	0	Dishwasher	0	Intercom	0	Fireplaces	0	Compactor	0	

Sections		Exterior Wall Type		# Stories	Year Built	Attic	A/C	Basement %	Finished Bsmt %	Area	Sketch ID
Type	Number										
FLA	1	8:METAL/ALUM		1	2000	N	N	0.00	0.00	480	002

# Monroe County Property Record Card (149)

Alternate Key: 1139670 Roll Year 2007  
 Effective Date: 2/12/2007 12:33:24 PM Run: 02/12/2007 12:33 PM

Miscellaneous Improvements											
Nbr	Impr Type	# Units	Type	Length	Width	Year Built	Roll Year	Grade	Life	RCN	Depr Value
1	UB2:UTILITY BLDG	216	SF	18	12	1998	1999	1	50		
2	MH3:TRAILER PORCH	140	SF	14	10	1998	1999	4	50		
3	PT2:BRICK PATIO	15	SF	5	3	1998	1999	2	50		
4	MH2:TRAILER CABANA	192	SF	16	12	1979	1980	2	50		
5	PT2:BRICK PATIO	12	SF	4	3	1979	1980	2	50		
6	CL2:CH LINK FENCE	150	SF	25	6	1984	1985	1	30		
7	CL2:CH LINK FENCE	24	SF	6	4	1984	1985	1	30		
8	MH2:TRAILER CABANA	480	SF	40	12	1984	1985	3	50		
9	MH3:TRAILER PORCH	24	SF	6	4	1984	1985	2	50		
Total Depreciated Value											

# Monroe County Property Record Card (149)

Alternate Key: 1139670  
Effective Date: 2/12/2007 12:33:24 PM  
Roll Year 2007  
Run: 02/12/2007 12:33 PM

## Value History

Tax Year	Val Method	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Tax Value
2006F	C	219,375	0	145,570	16,903	381,848	381,848	0	381,848
2005F	C	201,094	0	126,160	17,455	344,709	344,709	0	344,709
2004F	C	102,375		95,770	18,007	216,152	216,152	0	216,152
2003F	C	36,563		95,770	18,560	150,893	150,893	0	150,893
2002F	C	24,131		67,755	19,119	111,005	111,005	0	111,005
2001F	C	24,131		67,755	19,680	111,566	111,566	0	111,566
2000F	C	24,131			0	14,478	14,478	0	14,478
1999F	C	24,131			0	14,478	14,478	0	14,478
1998F	C	24,131			0	14,479	14,479	0	14,479
1997F	C	24,131			0	14,479	14,479	0	14,479
1996F	C	24,131			0	14,479	14,479	0	14,479
1995F	C	24,131		0	0	24,131	24,131	0	24,131
1994F	C	24,131		0	0	24,131	24,131	0	24,131
1993F	C	24,131		0	0	24,131	24,131	0	24,131
1992F	C	20,914		0	0	20,914	20,914	0	20,914
1991F	C	24,131		0	0	24,131	24,131	0	24,131
1990F	C	24,131		0	0	24,131	24,131	0	24,131
1989F	C	24,131		0	0	24,131	24,131	0	24,131
1988F	C	24,131		0	0	24,131	24,131	0	24,131
1987F	C	22,275		0	0	22,275	22,275	0	22,275
1986F	C	22,275		0	0	22,275	22,275	0	22,275
1985F	C	22,275		0	0	22,275	22,275	0	22,275
1984F	C	22,275		0	0	22,275	22,275	0	22,275
1983F	C	22,275		0	0	22,275	22,275	0	22,275
1982F	C	2,300		0	0	2,300	2,300	0	2,300

## Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/U	Vacant	Sale Price
736	301	10/1/1977	Conversion Code	0	Q	V	10,000

ALTERNATE KEY: 1139670

Run: 3/25/99 11:50AM Page: 1  
PARCEL 0011330-000100 26-66-29 NBHD 538  
ALT KEY 1139670 MILL GRP 100H PC 00  
LOC NOTES 0000

Run: 3/25/99 11:50AM Page: 1

-----  
 20929-211 BIG PINE KEY PT E1/2 OF NE1/4 OR450-372-373 OR486-1078E OR736-301 OR823-341/342 OR1274-1440/41 (JMH)  
 20929-211 BIG PINE KEY PT E1/2 OF NE1/4 OR450-372-373 OR486-1078E OR736-301 OR823-341/342 OR1274-1440/41 (JMH)  
 OR1384-350/51A/G (JMH) OR1434-139/140C (JMH)

-----  
 20929-211 BIG PINE KEY PT EI/2 OF NE1/4 OR450-372-373 OR486-1078E OR736-301 OR823-341/342 OR1274-1440/41 (JMH)  
 20929-211 BIG PINE KEY PT EI/2 OF NE1/4 OR450-372-373 OR486-1078E OR736-301 OR823-341/342 OR1274-1440/41 (JMH)  
 OR1384-350/51A/G (JMH) OR1434-139/140C (JMH)

TOTAL	0	24131
-------	---	-------

NBR	LIFE	X	NUMBER	UNITS	TYPE	LENGTH		WIDTH	YEAR	GRADE	LIFE	RCN	VALUE	DEPR	VALUE
----	-----	-	-----	-----	-----	-----		-----	-----	-----	-----	-----	-----	-----	-----
TOTAL DEPRECIATED VALUE:															
															0

NBR	LIFE	X	NUMBER	UNITS	TYPE	LENGTH	WIDTH	YEAR	GRADE	LIFE	RCN	VALUE	DEPR	VALUE
----	-----	-	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
TOTAL DEPRECIATED VALUE:														0

[illegible]

TAX YEAR	VM	JUST	LAND	CLASS	LND	BLDG	MISC/EQIP	JUSTVALUE	ASSDVALUE	EXEMPT	TAX VALUE
11/01/1982	1	2300			0	0	0	2300	0	0	2300
11/01/1983	1				0	0	0	2300	0	0	2300

11/01/1963	1	22275	0	0	22275	0	0	23050
11/01/1984	1	22275	0	0	22275	0	0	22275
11/01/1985	1	22275	0	0	22275	0	0	22275
11/01/1986	1	22275	0	0	22275	0	0	22275
11/01/1987	1	22275	0	0	22275	0	0	22275
11/01/1988	1	24131	0	0	22275	0	0	22275
11/01/1989	1	24131	0	0	24131	0	0	24131
11/01/1990	1	24131	0	0	24131	0	0	24131
11/01/1991	1	24131	0	0	24131	0	0	24131
11/01/1992	1	20914	0	0	20914	0	0	20914
11/01/1993	1	24131	0	0	24131	0	0	24131
11/01/1994	1	24131	0	0	24131	0	0	24131
11/01/1995	1	24131	0	0	24131	0	0	24131
11/01/1996	1	24131	0	0	24131	0	0	24131
11/01/1997	1	24131	0	0	14479	0	0	14479
11/01/1998	1	24131	0	0	14479	0	0	14479

O.R. BOOK	O.R. PAGE	SALE DATE	INSTRUMENT	TRAN CODE	DUAL UNQUAL	VAC IMPR	SALE PRICE	APPR VALUE	CHG DATE
736		10/01/1977	00	CONVERSION	0	qualified	10,000	0	/
301						V			

O.R. BOOK	O.R. PAGE	SALE DATE	INSTRUMENT	TRAN CODE	DUAL UNQUAL	VAC IMPR	SALE PRICE	APPR VALUE	CHG DATE
736		10/01/1977	00	CONVERSION	0	qualified	10,000	0	/
301						V			

AL DESCRIPTION PINE KEY PT E1/2 OF NE1/4 OR450-372-373 OR486-1078E OR736-301 OR823-341/342 OR1274-1440/41(JMH)  
926-27 7 BIG PINE KEY OR1434-139/140C(JMH) OR1604-2171/AF(JMH)  
384-350/51A/G(JMH)

ND DATA 1.25 DEPTH NOTES ZONING \* UNIT TYPE RATE DEPTH LOC SHP PHYS CLASS JUST VALUE  
NE USE FRONT 0 0740 IS 14625.00 SF 1.65 1.00 1.00 1.00 0 24131  
1 MIDD 0 TOTAL

SCCELLANEOUS IMPROVEMENTS  
TYPE X NUMBER UNITS TYPE LENGTH WIDTH YEAR GRADE LIFE RCN VALUE DEPR VALUE  
TOTAL DEPRECIATED VALUE: 0

LDING PERMITS ISSUE COMPLETE AMOUNT DESCRIPTION

ST METHOD Replacement Cost Building Value  
dg Nbr 24131  
14478

STORY OF TAXABLE VALUES	VALUE CODE = 10	BLDG MISC/EQIP	JUSTVALUE	ASSDVALUE	EXEMPT TAX VALUE
01/1982 2300		0	2300	0	2300
01/1983 22275		0	22275	0	22275
01/1984 22275		0	22275	0	22275
01/1985 22275		0	22275	0	22275
01/1986 22275		0	22275	0	22275
01/1987 22275		0	22275	0	22275
01/1988 22275		0	22275	0	22275
01/1989 22275		0	22275	0	22275
01/1990 22275		0	22275	0	22275
01/1991 22275		0	22275	0	22275
01/1992 22275		0	22275	0	22275
01/1993 22275		0	22275	0	22275
01/1994 22275		0	22275	0	22275
01/1995 22275		0	22275	0	22275
01/1996 22275		0	22275	0	22275
01/1997 22275		0	22275	0	22275
01/1998 22275		0	22275	0	22275
01/1999 22275		0	22275	0	22275

LES HISTORY  
OK PAGE 301 10/01/1977 00 CONVERSION 0 qualified V  
JIPMENT CODE DESC UNITS RATE YEAR INDX PMT REPL COST DEPR COST  
NE

EMPTIONS VALUE YEAR RENEW PCT AMT APP

TAL VALUES BLD-DEP-VAL MIS-DEP-VAL EQUIPMENT-VAL LAND-VAL  
J-RCN-VAL 0 0 0 24131

TAL-J-VAL TOT-EXPT-VAL TAXABLE VAL PREV-TX-VAL PREV-JUST NEW-CON-VAL  
14478 0 14478 14479 0

## 07/07/02

07/07/02

PARCEL	00111330-000100	26	66	29
ALTERNATE KEY	1139670	MILL	GROUP	100H
00000				

1.000

166926-27.7 BIG PINE KEY PINE  
OR486-1078E OR736-301 OR823-341/342

BLDG REFINANCE COST

**SPECIFIED BY**

YEAR	VALUE
1990	100
1991	100
1992	100
1993	100
1994	100
1995	100
1996	100
1997	100
1998	100
1999	100
2000	100
2001	100
2002	100
2003	100
2004	100
2005	100
2006	100
2007	100
2008	100
2009	100
2010	100
2011	100
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2030	100
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2032	100
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2090	100
2091	100
2092	100
2093	100
2094	100
2095	100
2096	100
2097	100
2098	100
2099	100
2100	100

1991 20,914

U.I.N.	PAGE	DATE
BOOK		

73	301	10/
----	-----	-----

## EQUIPMENT LINES

TYPE DESCRIPT

101A-24-131

10/31/03

PARCEL 00111330-000100 26 66 29  
ALTERNATE KEY 1139670 MILL GROUP 100H  
0000

ALICE

20914

20,914

LEG

BU I

100

1000

1000

**BUI**

**BUILD EFFICIENT COMMUNITIES**

TYPE  
FLA

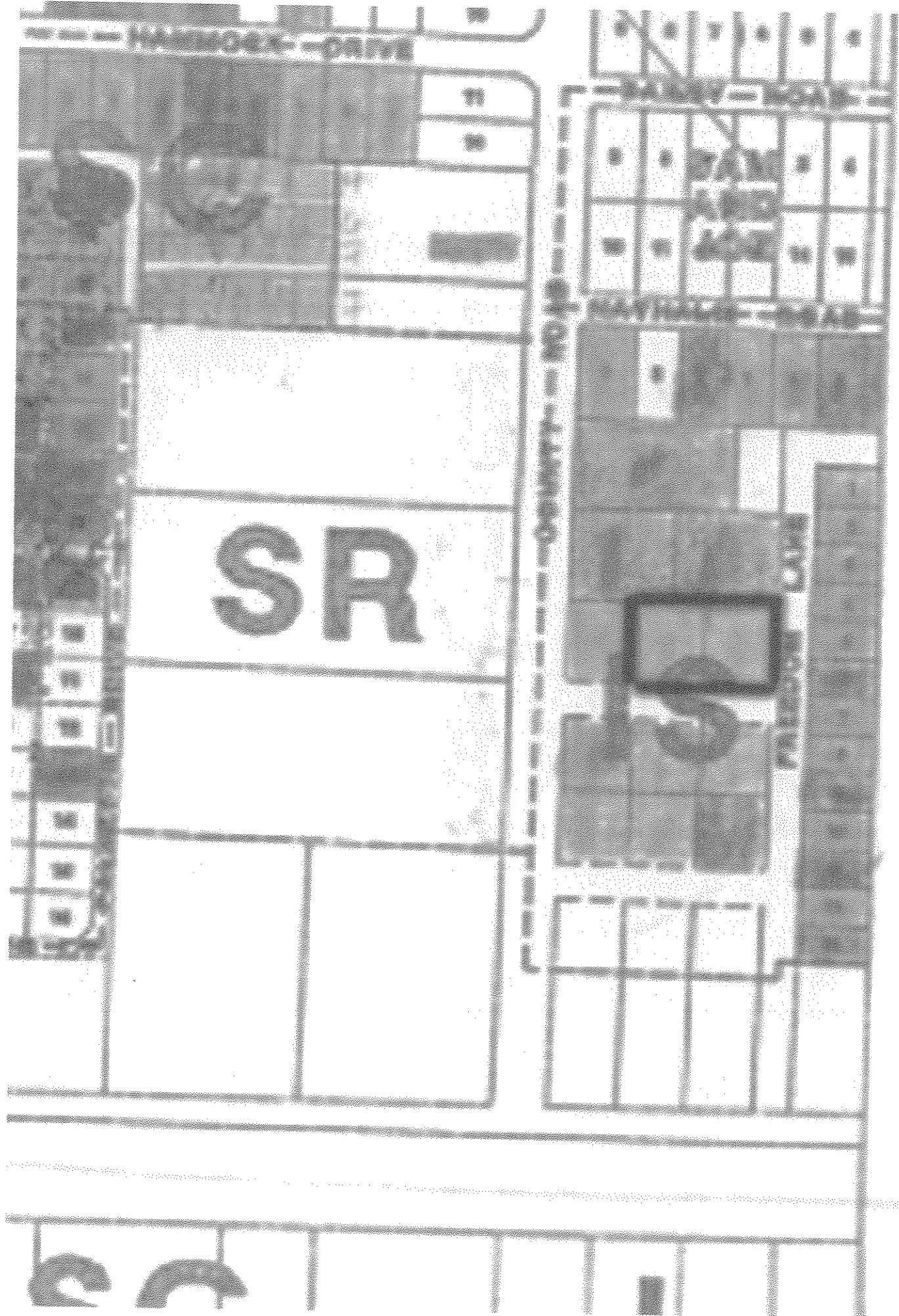
**Bu**



1  
2

**Attachment D.**  
**1988 Mobile Home Study**

MATCH



1  
2

**Attachment E.**  
8/17/2006 Site Visit Photos

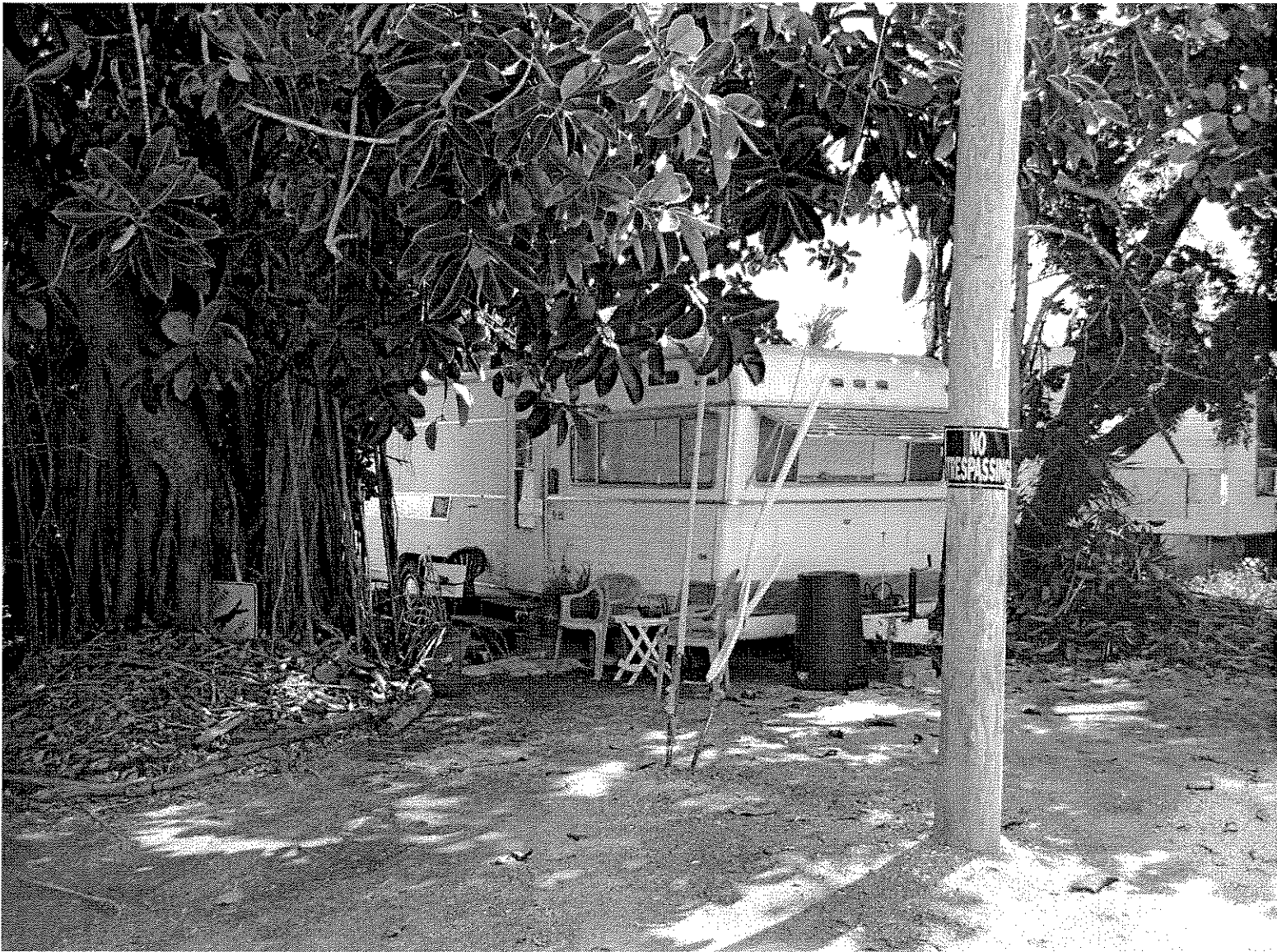
8/17/06  
JH/BP PLANNING





8/17/06

JH/BP PLANNING



8/17/06  
JH/BP PLANNING





8/17/06  
JH/BP PLANNING



1  
2

**Attachment G.**  
**Building Permits, Sewer and Water Permits**





22271 Opal Ave. 1-20-71  
 PERMIT NO. 1501 OWNER  
 ADDRESS 1501 DATE  
 BUILDER Carroll & Son  
 SUB. DIV. 1501 TYPE BLDG. Single Tank  
 LOT 1501 BLOCK 1501 SEC. 1501 TS. 1501 RG. 1501  
 EST. VALUE 1501 FEE 1501  
 1ST 1501 4TH 1501 PLUMB. 1501  
 2ND 1501 FINAL 1501 ELEC. 1501  
 3RD 1501 OCC. 1501 TOTAL 1501  
 REMARKS: Single Tank with Sheds  
Good (in C.A.)

23046 Ray House 4-22-71  
 PERMIT NO. 1501 OWNER  
 ADDRESS 1501 DATE  
 BUILDER Carroll & Son  
 SUB. DIV. 1501 TYPE BLDG. Single Tank  
 LOT 1501 BLOCK 1501 SEC. 1501 TS. 1501 RG. 1501  
 EST. VALUE 1501 FEE 1501  
 1ST 1501 4TH 1501 PLUMB. 1501  
 2ND 1501 FINAL 1501 ELEC. 1501  
 3RD 1501 OCC. 1501 TOTAL 1501  
 REMARKS: Single Tank & Sheds  
Good

22271 Opal Ave. 1-20-71  
 PERMIT NO. 1501 OWNER  
 ADDRESS 1501 DATE  
 BUILDER Carroll & Son  
 SUB. DIV. 1501 TYPE BLDG. Single Tank  
 LOT 1501 BLOCK 1501 SEC. 1501 TS. 1501 RG. 1501  
 EST. VALUE 1501 FEE 1501  
 1ST 1501 4TH 1501 PLUMB. 1501  
 2ND 1501 FINAL 1501 ELEC. 1501  
 3RD 1501 OCC. 1501 TOTAL 1501  
 REMARKS: Single Tank with Sheds  
Good (in C.A.)

20712 Ray House 4-23-  
 PERMIT NO. 1501 OWNER  
 ADDRESS 1501 DATE  
 BUILDER Carroll & Son  
 SUB. DIV. 1501 TYPE BLDG. Single Tank  
 LOT 1501 BLOCK 1501 SEC. 1501 TS. 1501 RG. 1501  
 EST. VALUE 1501 FEE 1501  
 1ST 1501 4TH 1501 PLUMB. 1501  
 2ND 1501 FINAL 1501 ELEC. 1501  
 3RD 1501 OCC. 1501 TOTAL 1501  
 REMARKS: Single Tank & Sheds  
Good

## Laserfiche WebLink

Browse Search

Template: CUSTOMER SERVICE  
 ROUTE NO  
 3030  
 CONTRACT NO  
 022886  
 PARTY NO  
 37  
 ACCOUNT NO  
 S03002388637  
 CUSTOMER NAME  
 KOLTUNAK ART  
 STARTING DATE  
 7/31/1980  
 CUSTOMER NO  
 083-20-880  
 SERVICE ADDRESS

Help Logout My WebLink

Page 14 of 39

Pages 14 to 39

FKAA-LE - CUSTOMER SERVICE - 3030 - 022886 - 07/31/80 KOLTUNAK ART



## Florida Keys Aqueduct Authority

Panama City 1200  
 1100 Kennedy Ave  
 May West, Florida 33041-1200  
 Telephone (904) 286-0454  
 www.fkaa.org

Mary L. Fine  
 Chairman  
 Marathon

J. Robert Egan  
 Vice-Chairman  
 Key West

Shirley Z. Herrera  
 Secretary/Treasurer  
 Rockland Key

Rosa M. Dell  
 Big Pine Key

David C. Pitt  
 Key Largo

James G. Pagnolo  
 Executive Director

December 2, 2006

Arthur G. Koltunak  
 342 Sands Road  
 Big Pine Key, Florida 33043

RE: FKAA Account #9030-022886.37  
 657 Freedom Ln.  
 Big Pine Key, FL

Dear Mr. Koltunak:

This confirms our preliminary review of the above referenced project. You are advised of the FKAA's requirements that must be fulfilled in order to provide water to the development. They are as follows:

1. New installation fees are due in advance of construction as follows:

System Development Fee (66 Fixture Values x \$48)	\$3,168.00
Less Credit for 36 Existing Fixture Values	-2,688.00
1.5" Tap Fee	700.00
Deposit Fee (Transfer Deposit)	n/a
Service Charge	20.00
Front Footage Fee (0+ L.F. at \$0.00 per foot)	n/a
Plan Review Fee	\$0.00
<b>TOTAL</b>	<b>\$1,380.00</b>

Before payment of fees, please contact the Customer Service Office in your area for further requirements needed such as proof of ownership or occupancy, building permit, identification, etc. Please call 296-2454 in Key West, 339-6161 in Marathon, 833-1599 in Tavernier.

A commitment to serve this development with water cannot be made until all the City and County Planning and Zoning requirements and those of the State of Florida and the FKAA have been fully met. When such commitment is made, it shall be conditioned upon the availability of water pursuant to the requirements of Federal, State and Local Agencies.

150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1041 1042 1043 1044 1045 1046 1047 1048 1049 1050 1051 1052 1053 1054 1055 1056 1057 1058 1059 1060 1061 1062 1063 1064 1065 1066 1067 1068 1069 1070 1071 1072 1073 1074 1075 1076 1077 1078 1079 1080 1081 1082 1083 1084 1085 1086 1087 1088 1089 1090 1091 1092 1093 1094 1095 1096 1097 1098 1099 1100 1101 1102 1103 1104 1105 1106 1107 1108 1109 1110 1111 1112 1113 1114 1115 1116 1117 1118 1119 1120 1121 1122 1123 1124 1125 1126 1127 1128 1129 1130 1131 1132 1133 1134 1135 1136 1137 1138

FICA LF &gt; CUSTOMER SERVICE &gt; 3030 &gt; 002448 &gt; 07/31/80 KOLUNAK ART

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Template: CUSTOMER SERVICE  
 ROUTE NO  
 3030  
 CONTRACT NO  
 022886  
 PARTY NO  
 37  
 ACCOUNT NO  
 303002288637  
 CUSTOMER NAME  
 KOLYUNAK ART  
 STARTING DATE  
 7/31/1980  
 CUSTOMER NO  
 083-20-800  
 SERVICE ADDRESS

FKAA LE &gt; CUSTOMER SERVICE &gt; 3030 &gt; 022886 &gt; 07/31/80 KOLYUNAK ART

## FKAA DATA CORRECTION

ACCOUNT No: 3030-022886-37

DATE: 02/22/06

## CUSTOMER INFORMATION CORRECTION

Social Security No:

Service Name:

Holding Name:

Street:

Lot:

Block:

Subdivision:

Key West, FL 33040

City / Key

## ACCOUNT INFORMATION CORRECTION

Class of Service: RS - Residential Single Unit

Number of Bldg:

Suppress Penalty/Month:

Fixture Count:

☐ Owner (O)☐ Renter (R)

## METER INFORMATION CORRECTION

Meter No.:

Make: Rochester

Size: 5/8 inch

Tap No.:

Units Served: 1

Meter Type: Individual  
Restrictive Covenant: ☐

Area:

Block:

Page:

## OTHER

DOWNGRADE TO A UNIT PER LETTER OF COORDINATION. CUSTOMER PAID FOR ADDITIONAL

METER

Customer Signature

FKAA Representative Signature

FKAA Form P22 REV. 5/04

☐ Original to File☐ Billing Department

ICS - UBM400: Account Master Update

Account No

3030 051133 01

Path

Name

ARTHUR G KOLTUNAK

Search Meter

65253058

Address 1.

542 SANDS RD

Service Order No

0045180120

2.

Customer No

083208607

City

BIG PINE KEY

St

FL

Customer Id

Zip/Carr

33043

Phones

305 872 4285

x

Seq Name

KOLTUNAK, ARTHUR G

x

Serv Addr

687

FREEDOM

LANE

#B

Serv Zip

33043

Geo Code

Acct Desc Id

687 FREEDOM LN #B

E-Mail Addr

BIG PINE KEY

AT AC CC SC CR Start Dis Date Final Comments

1	01	02/02/06			INSTALL 5/8" METER W/NEW STAGE	/AC
Tenant	PC Acct Com	Serv Com	Cust Com	687 FREEDOM LANE #B		/AC
1 of 1	10/05/06			BIG PINE KEY		/AC
Alt Pymt Arr	Crd Act	Scan Line	APP	ALL FEES IN PER LTR OF COORD		/AC
		31		TRANSFERRED DEP 3030-022056-17		/AC
ServOrder Pymt				10/5 MTD BCL STR/NOI PAID/NOI		/AC
09/27/06						

UPDATE

New Account

Repeat Section

Other Keys

Screen Keys

OK

Page Search

Print Screen

Exit

FDS

CAPS

NUM

ICS - (08/1200: Account Master Update)

Account No

3030 022886 37

Path

Name

ART KOLITONAK

Address 1.

542 SANDS RD

2.

City

BIG PINE KEY

St

FL

Zip/Carrier

33043

Seq Name

KOLITONAK, ART

Search Meter

49962219

Service Order No

0045153516

Customer No

083208607

Customer Id

2288637

Phones

x

x

Serv Addr

587

FREEDOM

LANE

Serv Zip

33043

Geo Code

Acct Desc Id

L3 BRACKHOVER TRACT BPK

E-Mail Addr

ATACCCSCOR Start Dis Date Final Comments

1	01	06/07/80			NO MTR CHG DATED 8-01-80	/AC
Tenant	PC Acct Com	Serv Com	Cust Com		49962219 2-0805-5111. HPRZ	/AC
1 of 1	01/10/86	03/13/01			CUST PR SUP 02/23	/AC
Alt	Pymt Arr	Ord Act	Scan Line	APP		
		12/05/05	11			
ServOrder	Pymt					
12/01/05						

UPDATE

New  
AccountRepeat  
SectionOther  
KeysScreen  
Keys

OK

Page  
SearchPrint  
Screen

Exit

JDS

CAPS

NEW



STATE OF FLORIDA  
DEPARTMENT OF HEALTH AND REHABILITATIVE SERVICES  
ONSITE SEWAGE DISPOSAL SYSTEM CONSTRUCTION AND INSTALLATION PERMIT

Authority: Chapter 381, FS  
Chapter 10D-6, FAC

Applicant Arthur G. Kallomak

Permit Number A71-91

PART I - SYSTEM CONSTRUCTION SPECIFICATIONS AND CONSTRUCTION APPROVAL

Treatment Tank		Minimum Draintrench Size	OR	Minimum Absorption Bed Size
Septic tank <del>or</del> <u>EXISTING</u> aerobic unit <u>200</u> gallons	Grease interceptor <u>200</u> gallons	<u>200</u> Square Feet		<u>200</u> Square Feet
Septic tank or aerobic unit <u>200</u> gallons	Dosing tank <u>200</u> gallons	<u>200</u> Square Feet		<u>200</u> Square Feet
Graywater tank <u>200</u> gallons		<u>200</u> Square Feet		<u>200</u> Square Feet
Laundry waste tank <u>200</u> gallons		<u>200</u> Square Feet		<u>200</u> Square Feet

Other Requirements:

- (a) Installation must be in accord with requirements of chapter 10D-6, FAC.  
(b) A system construction permit is valid for a period of one calendar year from date of issue.  
(c) Final installation inspection and approval is required before the system is covered.  
(d) Invert of stub-out for 200 to be 200 benchmark.  
Invert of stub-out for 200 to be 200 benchmark.  
Invert of stub-out for 200 to be 200 benchmark.  
Invert of stub-out for 200 to be 200 benchmark.  
(e) Fill quality and quantity: NA -

① Other: DRAIN FIELD must meet all required setbacks.  
② NO PAVING - NO DRIVING - OR PARKING IN THE D.F. AREA

DRAINFIELD must NOT be under New Trailer \* 5' setback required

System design and specifications by: Sanja Mitchell Title E.H. Spec

Construction authorized by: Sanja Mitchell Date 9/10/91

Monroe County Public Health Unit

Note: Completed copies of this form will be provided to the applicant, installer and the building department.

AUDIT CONTROL NO. 120042



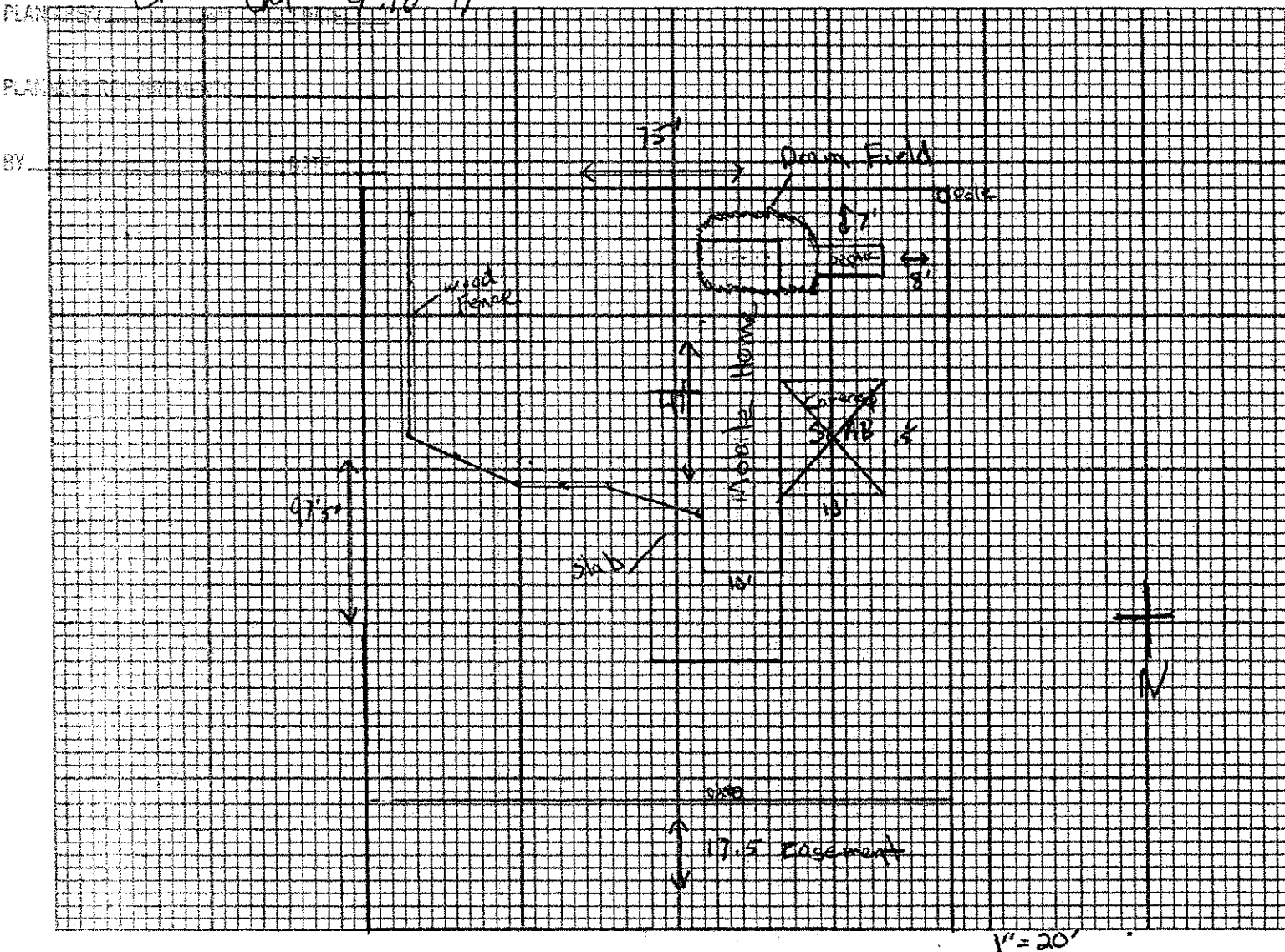


**STATE OF FLORIDA  
DEPARTMENT OF HEALTH AND REHABILITATIVE SERVICES  
APPLICATION FOR ONSITE SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMIT**

Permit Application Number \_\_\_\_\_

L.U. DIST. URN/SC PAGE 343

**-PART II - SITE PLAN**



Notes:

15 x 18 df  
48 tanks

Site Plan Submitted by: J

Arthur G. Kottus  
SIGNATURE

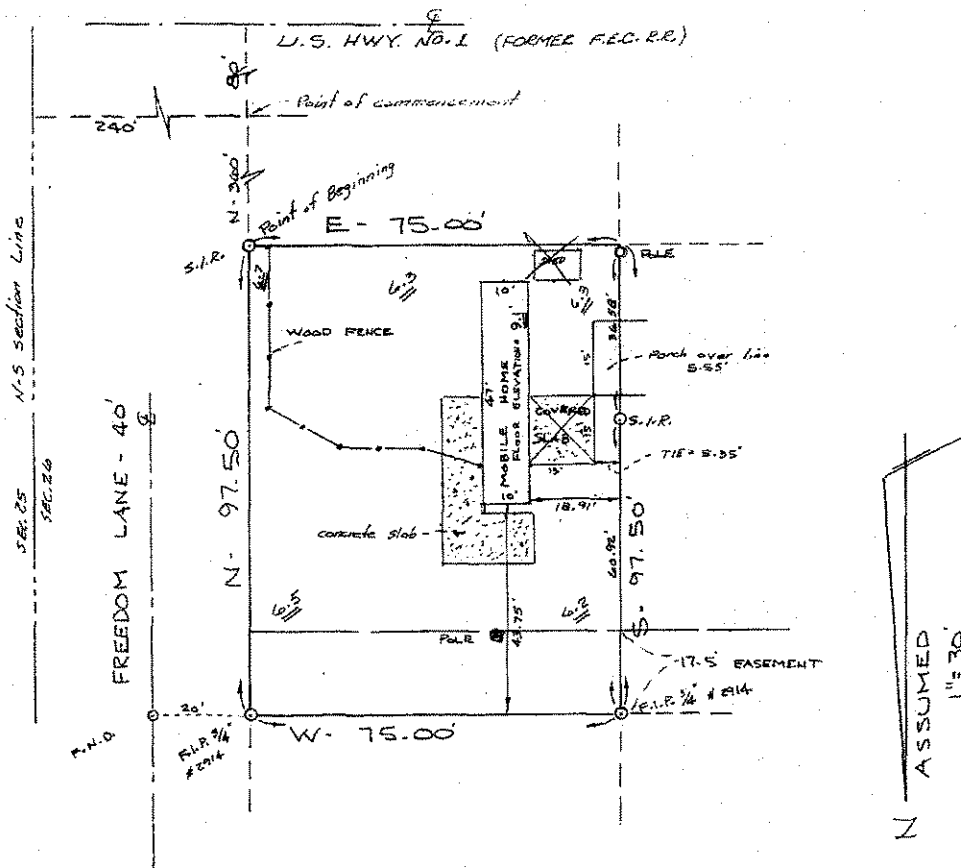
**TITLE**

CERTIFIED TO: ARTHUR KOLTONAK

### DESCRIPTION:

On the Island of Big Pine Key and commencing at a point 240 feet West of the North and South Section line between sections 25 and 26. Said point being 80 feet North of the center of the main line of the former Florida East Coast Railway right-of-way, as the said Railway was located. From the above described Southeast corner bear North and parallel with said section line 360 feet to the point of beginning of the tract of land hereinafter described; thence North parallel with said section line 97.5 feet; thence run Westerly a distance of 75 feet to a point; thence run Southerly and parallel with said section line a distance of 97.5 feet; thence run in an Easterly direction for a distance of 75 feet, back to the point of beginning.

SUBJECT, however, to an easement over the Northerly 17 1/2 feet of the above described property for road and utility purposes.



This Lot appears to be in Flood Zone AE, with a base flood elevation of 8 feet, F.I.R.M. Number 125129-1536 F.

There are no above ground encroachments that are not shown.

Benchmark: 8.0; NAIL IN POLE - 25' E + 17.5' S, of N.W. PARCEL COR.

### BOUNDARY SURVEY

#### SURVEYORS NOTES:

S.I.R. = set iron rod 1/2" with cap No. LB 2863  
F.I.R. = found iron rod size as shown  
F.I.P. = found iron pipe size as shown  
S.N.D. = set nail and disk No. LB 2863  
F.N.D. = found nail and disk No. as shown  
C = centerline of right of way  
r/w = right of way  
P = property line  
Elevations are shown thus 0.00, AND ARE N.G.V.D.  
All lot angles are 90° unless shown otherwise.  
M.H.W. (Mean High Water) is approximate and does not purport to establish local datum or tidal boundary property lines.  
SURVEY IS NOT VALID UNLESS SEALED WITH A RAISED EMBOSSED SEAL.

#### CERTIFICATION:

I Hereby Certify That This Survey Meets The Minimum Requirements Of Chapter 21-BH-6, Florida Administrative Code, Pursuant To Section 472.027, Florida Statutes.

*Harold L. Overbeck*  
Harold L. Overbeck  
Florida Registered Land Surveyor No. 2912

Date: 5-17-91	Drawn By: HAL	H.L.OVERBECK, INC. RANGER DRIVE P.O. Box 1346 BIG PINE KEY, FL. 33043-1346 (305) 872-4319	Section 26 Township 66 S Range 29 E
Scale: 1"=30'	Revision:		Job Number:

PLUMBING PERMIT WORK SHEET-MINIMUM PERMIT FEE \$35.00

APP. NAME Art Koltonall LOT        BLOCK        SUBDIV BPK

1. FIXTURES (each) \$10.00

Sinks	No. <u>      </u>	<u>      </u>
Dishwashers	No. <u>      </u>	<u>      </u>
Disposals	No. <u>      </u>	<u>      </u>
Washing Machines	No. <u>      </u>	<u>      </u>
Slop-Service or Bar Sink	No. <u>      </u>	<u>      </u>
Lavatories	No. <u>      </u>	<u>      </u>
Showers or Tubs	No. <u>      </u>	<u>      </u>
Toilets	No. <u>      </u>	<u>      </u>
Urinals	No. <u>      </u>	<u>      </u>
Bidets	No. <u>      </u>	<u>      </u>
Drinking Fountains	No. <u>      </u>	<u>      </u>
Floor Drains	No. <u>      </u>	<u>      </u>

2. SEWAGE TREATMENT PLANT \$50.00/\$1,000 of cost  
(Collection System & Disposal Well)

3. SEWER CONNECTIONS \$35.00 No. 1 35.00

4. SITEWORK (Sewer &/or Storm)\$35.00/\$1,000 of cost       

5. MANHOLES \$35.00 ea. No.              

6. WATER PIPING

Conn. to supply system \$15.00 ea. No. 1 15.00

Connection to fixture. \$10.00 ea. No.         
Not in 1. above

Elec. or Gas Hot Water Heater \$10.00       

Irrigation System \$9.00/\$1,000 of cost       

Fire Protection(Sprinklers) \$9.00/\$1,000 of cost       

7. WATER MAINS & DISTRIBUTION LINES  
\$35.00/\$1,000 of cost

8. SWIMMING POOL.....\$80.00       

9. WELLS (each).....\$20.00 No.              

10. REPAIRS/REMODELING same as new work Min. \$35.00       

11. COMMERCIAL KITCHEN VENT HOOD .....\$35.00  
(If Plumbing Required)

TOTAL 50.00

REMARKS Replacement of Mobile Home?  
or removal.

SIGNATURE Larry Waters DATE 9 17 91  
Plumbing Inspector

HR/be 8/2/90

*Art Goltnerak*



STATE OF FLORIDA  
DEPARTMENT OF HEALTH AND REHABILITATIVE SERVICES  
APPLICATION FOR ONSITE SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMIT

Permit Application Number \_\_\_\_\_

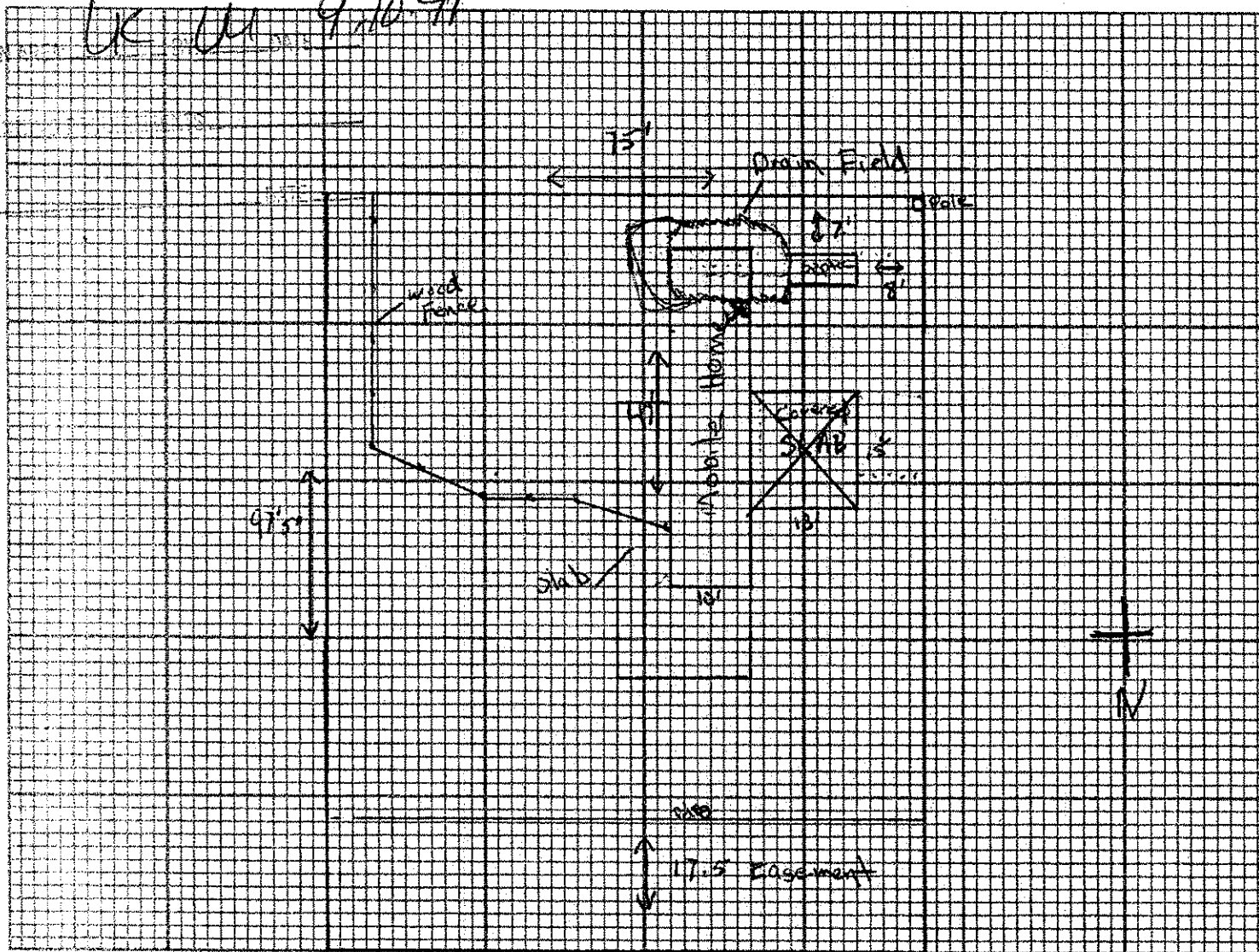
PART II - SITE PLAN

L.U. DIST: 12N/5E PAGE 343

PLAN AREA: UK UM 9.10.91

PLAT: \_\_\_\_\_

BY: \_\_\_\_\_



Notes: \_\_\_\_\_

15 X 18' slab  
4x8 studs

Site Plan Submitted by: Arthur G. Goltnerak

SIGNATURE

TITLE

**ELECTRICAL PERMIT WORK SHEET-MINIMUM FEE \$35.00**

APP. NAME KOLTUNAK LOT \_\_\_\_\_ BLOCK \_\_\_\_\_ SUBDIV \_\_\_\_\_

1. Outlets \_\_\_\_\_ Sq. Ft. @ \$7.00/100 Sq. Ft. \_\_\_\_\_
2. Appliance Outlets (incl. ceiling fans)  
No. \_\_\_\_\_ @ \$7.00 each \_\_\_\_\_
3. Exterior Lighting No. \_\_\_\_\_ @ \$5.00 each \_\_\_\_\_
4. Motors..0-10HP .....\$35.00 No. \_\_\_\_\_ @ \_\_\_\_\_  
10-25 HP .....\$80.00 No. \_\_\_\_\_ @ \_\_\_\_\_  
Over 25 HP....\$110.00 No. \_\_\_\_\_ @ \_\_\_\_\_
5. A/C Units (Central) No. \_\_\_\_\_ @ \$35.00 each \_\_\_\_\_  
Window or Wall  
(New Service Only) No. \_\_\_\_\_ @ \$10.00 each \_\_\_\_\_
6. Service, Temporary .....\$35.00 No. \_\_\_\_\_ @ \_\_\_\_\_  
0 to 300 amp.....\$35.00 No. \_\_\_\_\_ @ \_\_\_\_\_  
Over 300 amp to 400 amp.\$50.00 No. \_\_\_\_\_ @ \_\_\_\_\_  
Over 400 amp (combination) No. \_\_\_\_\_ @ \_\_\_\_\_
7. Sub Feed Service  
0 to 300 amp.....\$35.00 No. 1 @ \_\_\_\_\_ 35  
Over 300 amp to 400 amp.\$50.00 No. \_\_\_\_\_ @ \_\_\_\_\_  
Over 400 amp (combination) No. \_\_\_\_\_ @ \_\_\_\_\_
8. Alarm Systems,(Low Voltage) No. \_\_\_\_\_ @ \$35.00 \_\_\_\_\_
9. Site Work.....\$25/\$1,000 of cost \_\_\_\_\_
10. Signs...\$35.00 1st connection, each additional \$10.00  
No. \_\_\_\_\_
11. Elevators, Escalators, Dumbwaiters..ea. \$150.00 \_\_\_\_\_
12. Generators, Transformers and Transfer Switches (each)  
0 to 25 KW .....\$35.00  
Over 25 KW to 50 KW ..\$70.00  
Over 50 KW (Combination)  
No. \_\_\_\_\_ @ \_\_\_\_\_
13. X-Ray Machines No. \_\_\_\_\_ \$100.00 each \_\_\_\_\_
14. Welding Machines (each)  
0 to 25 amps (primary).....\$35.00  
Over 25 amps to 50 amps.....\$50.00  
Over 50 amps.....\$60.00  
No. \_\_\_\_\_ @ \_\_\_\_\_
15. Plug Mold \_\_\_\_\_ L.F. \$35.00/100 L.F. \_\_\_\_\_
16. Carnivals, Circuses, etc. (Temp) Min. \$150.00 \_\_\_\_\_
17. Swimming Pools and Fixed Spas Min. \$35.00 \_\_\_\_\_

TOTAL

REMARKS Mobile Home replacement

SIGNATURE WZ Jank  
Electrical Inspector

DATE 9/25/91

HR/be 8/6/90

1  
2

**Attachment H.**  
**1980 Warranty Deed**

C28065

WARRANTY DEED  
INDIVID TO INDIVID

RE 823- 341

RAMCO FORM 01

This Warranty Deed Made the 19th day of December A. D. 19 80 by

ARTHUR KOLTUNAK, and VIRGINIA R. KOLTUNAK, his wife,

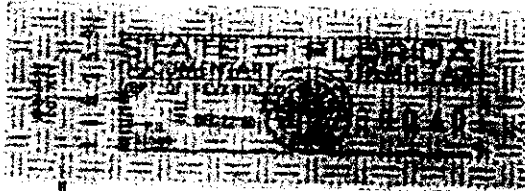
hereinafter called the grantor, to

ARTHUR KOLTUNAK, and VIRGINIA R. KOLTUNAK, his wife, and GREGORY A. KOLTUNAK, as tenants in common  
whose postoffice address is Rt. 1, P.O. Box 611, Big Pine Key, Florida 33043  
hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth:** That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, releases, conveys and confirms unto the grantee, all that certain land situate in Monroe County, Florida, viz:

SEE SCHEDULE A ATTACHED HERETO AND INCORPORATED BY REFERENCE.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.**To Have and to Hold,** the same in fee simple forever.**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1979.**In Witness Whereof,** the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Shirley M. M...  
witnessKathleen F. L...  
witnessSTATE OF FLORIDA  
COUNTY OF MONROE

Arthur Koltunak

Arthur Koltunak

Virginia R. Koltunak

DIRECT RECORD FOR RECORDERS USE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

ARTHUR KOLTUNAK and VIRGINIA R. KOLTUNAK, his wife

to me known to be the persons described in and who executed the foregoing instrument and has acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 19th day of December A. D. 19 80

Kathleen F. L...

This instrument prepared by:

WM. L. RICHARDS, JR.  
ATTORNEY AT LAW  
RT. 3, BOX 183  
BIG PINE KEY, FL 33043Notary Public, State of Florida at Large  
My Commission Expires Sept. 24, 1983  
Signed by Notary Public & County ClerkFILED FOR  
80 DEC 22 P 3 115  
MONROE

SCHEDULE A

On the Island of Big Pine Key and commencing at a point 240 feet West of the North and South Section line between sections 25 and 26. Said point being 80 feet North of the center of the main line of the former Florida East Coast Railway right-of-way, as the said Railway was located. From the above described South-East corner bear North and parallel with said section line 360 feet; thence run Westerly a distance of 75 feet to the point of beginning of the tract of land hereinafter described; thence North parallel with said section line 97.5 feet; thence run Westerly a distance of 75 feet; thence Southerly 97.5 feet; thence Easter; 75 feet to point of beginning.

SUBJECT however to an easement over the Northerly 17 1/2 feet of the above described property for road and utility purposes.

(Further Description)

On the island of Big Pine Key and commencing at a point 240 feet West of the North and South Section line between section 25 and 26. Said point being 80 feet North of the center of the main line of the former Florida East Coast Railway right-of-way, as the said Railway was located. From the above described South-east corner bear North and Parallel with said section line 360 feet to the point of beginning of the tract of land hereinafter described thence North parallel with said section line 97.5 feet; thence run Westerly a distance of 75 feet to a point; thence run Southerly and parallel with said section line a distance of 97.5 feet; thence run in an Easterly direction for a distance of 75 feet, back to the point of beginning.

SUBJECT, however, to an easement over the Northerly 17 1/2 feet of the above described property for road and utility purposes.

This Deed was done without the benefit of title commitment or abstract.

RECORDED IN OFFICIAL RECORDS BOOK  
OF MIAMI COUNTY, FLORIDA  
BOOK 10 PAGE 10  
RALPH W. WHITE  
CLERK MIAMI COUNTY

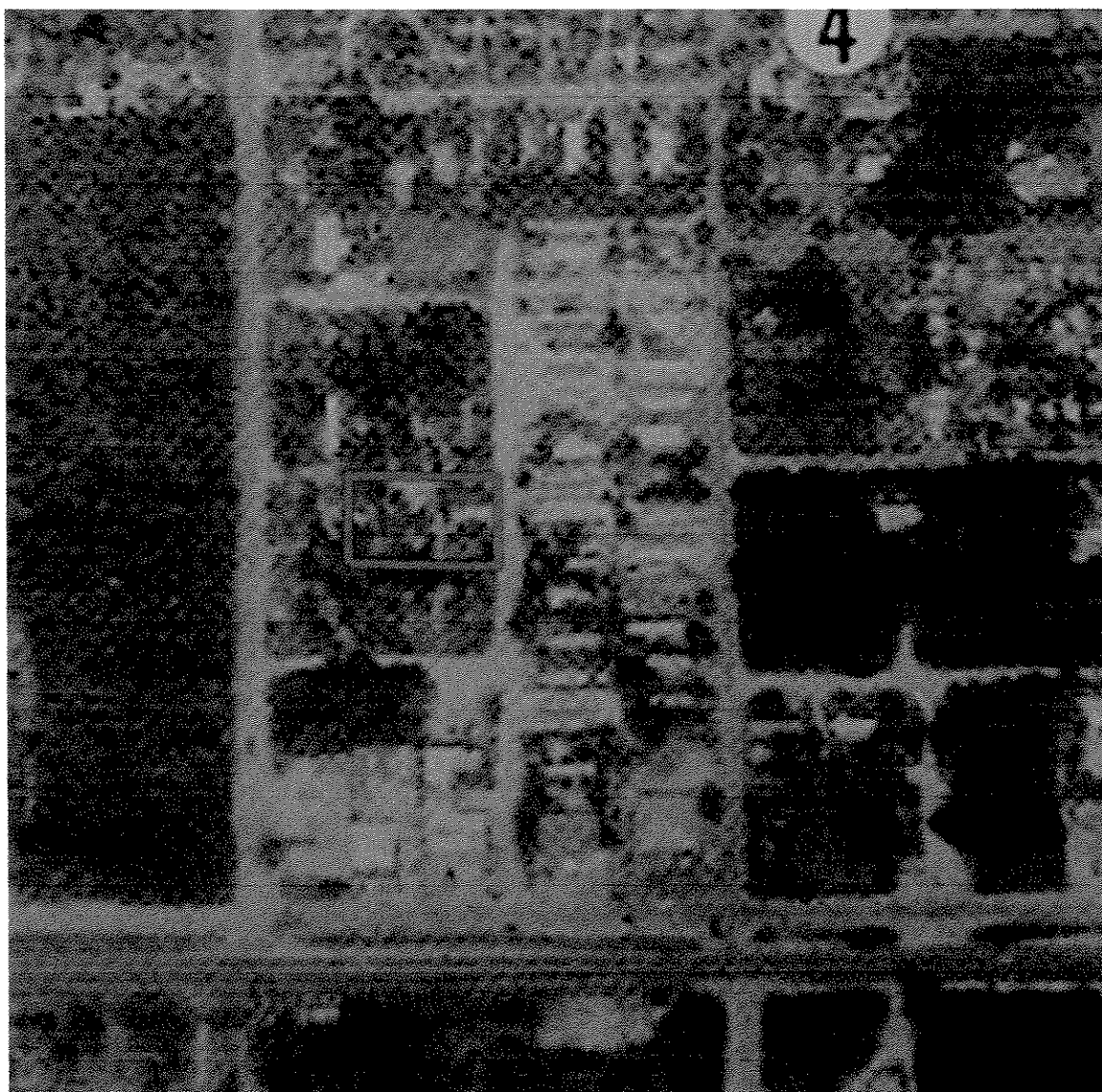


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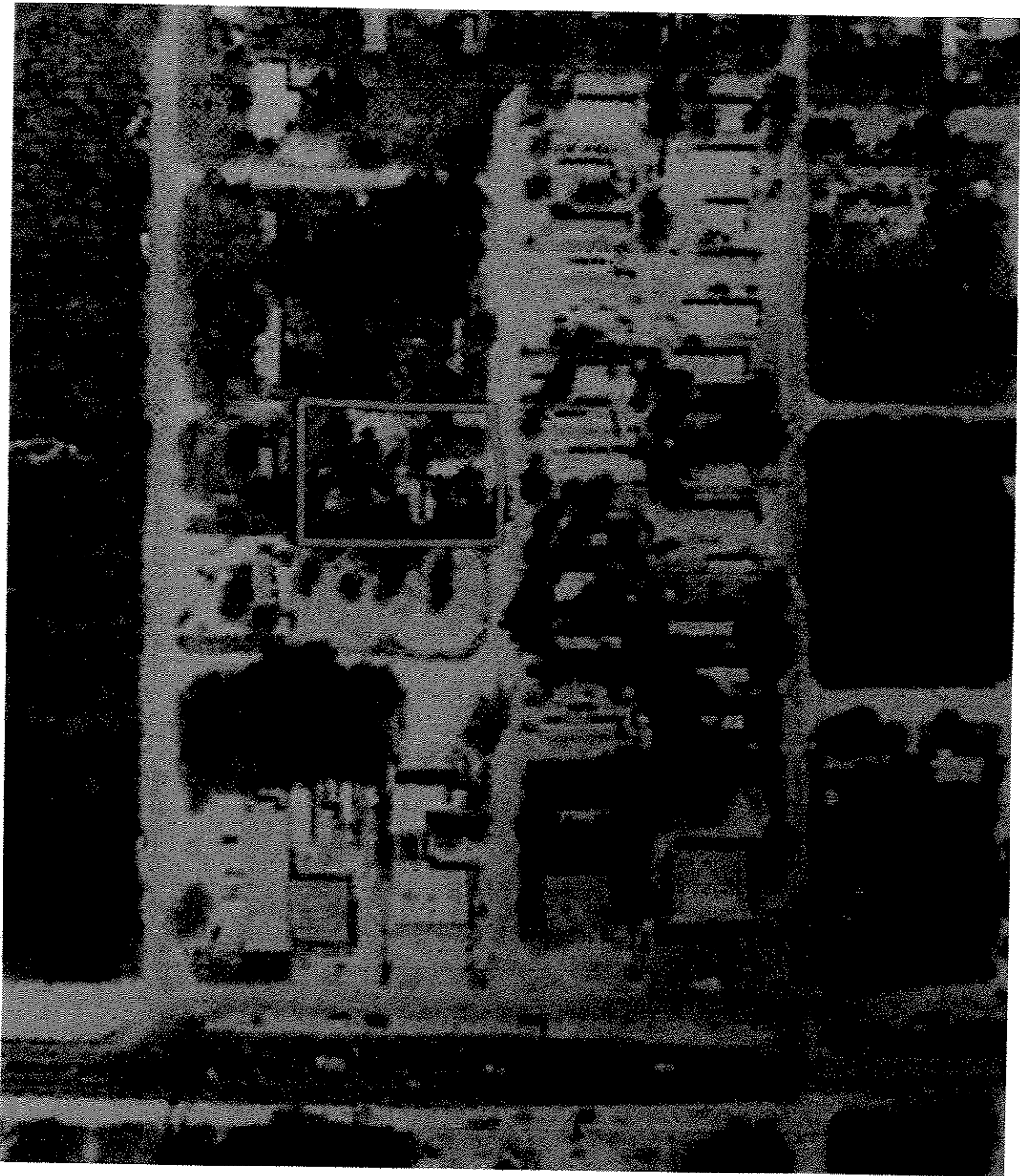
**Attachment I.**  
**Aerial Photographs**



1979 Aerial Koltunak Property

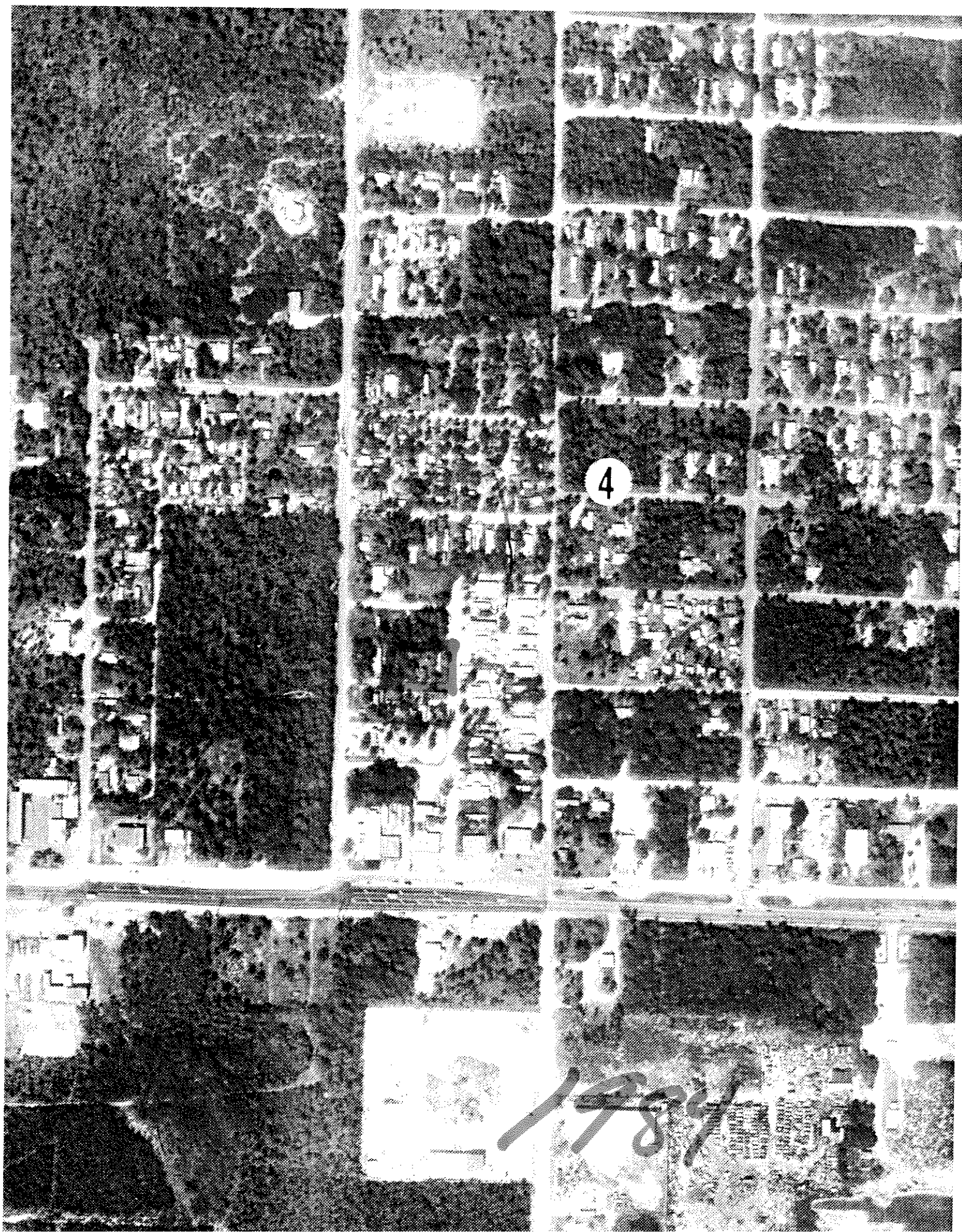


1982 Aerial Koltunak Property



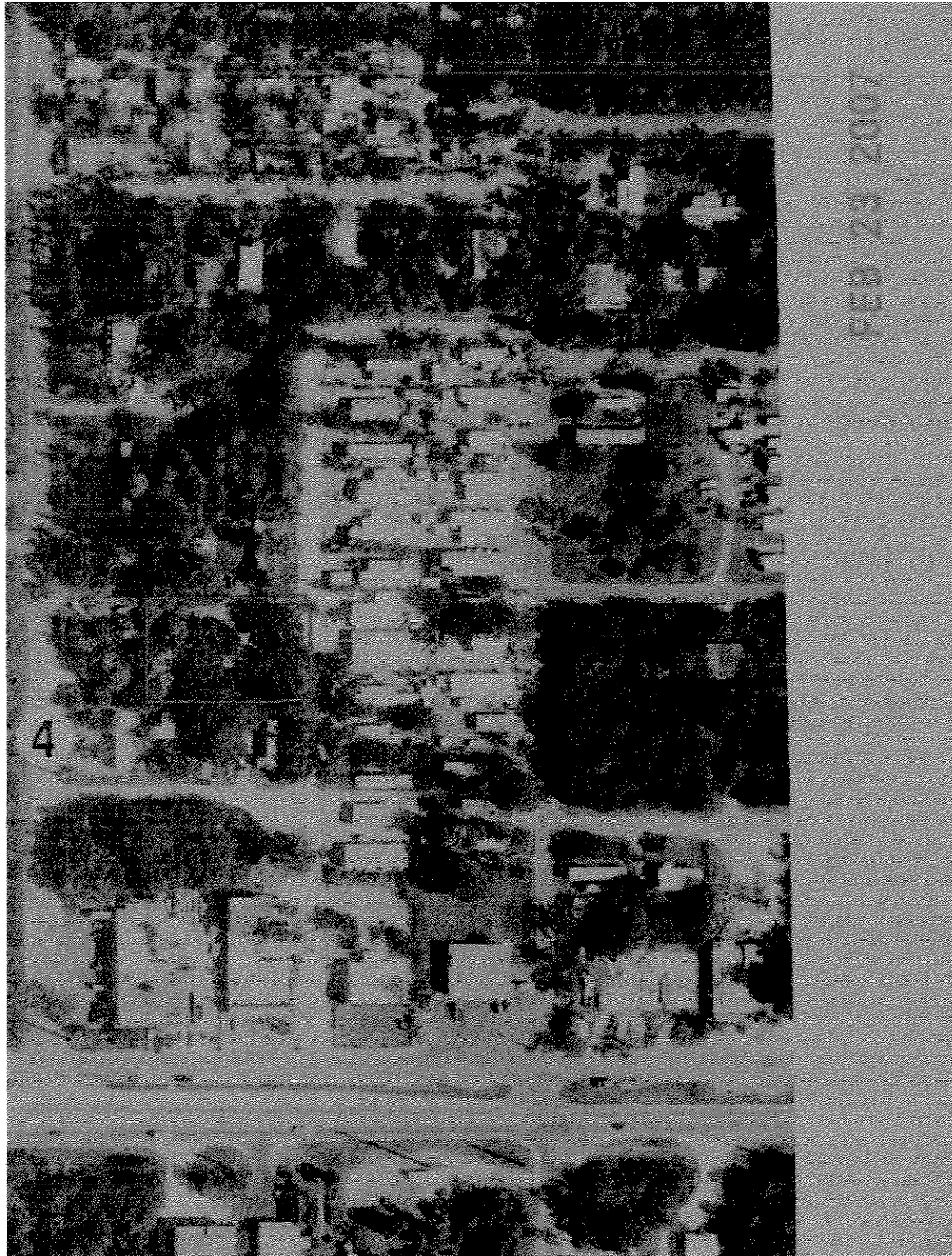
1989 Aerial Koltunak Property





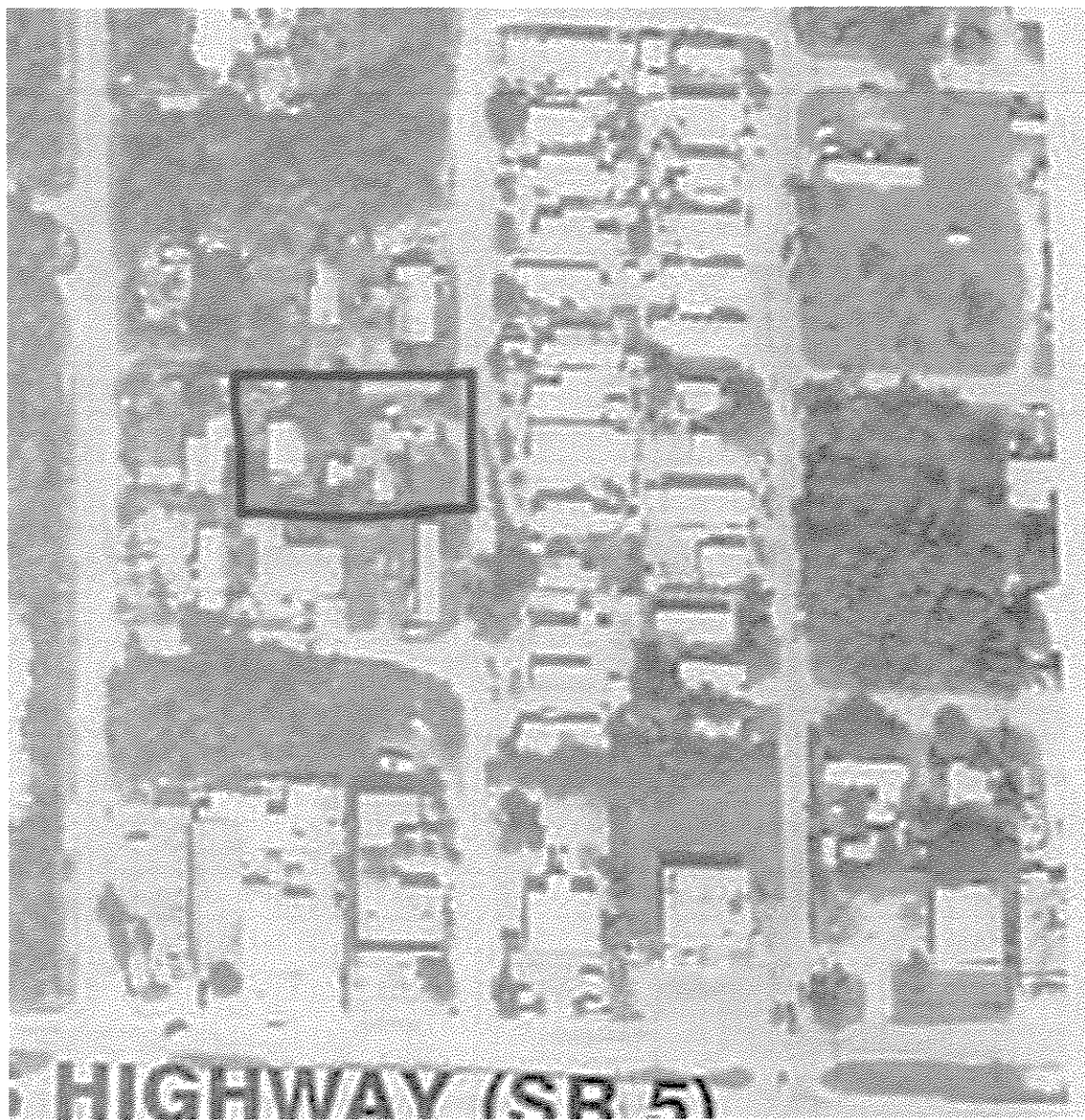


Kotkinak  
1990



1994 Aerial Koltunak Property





2000 Aerial Koltunak Property





2004 Aerial Koltunak Property